

MINUTES
GREEN BAY PLAN COMMISSION
Monday, January 26, 2015
City Hall, Room 604
6:00 p.m.

MEMBERS PRESENT: Maribeth Conard–Chair, Sydney Bremer, Tim Gilbert, Tim Duckett, and Heather Mueller

MEMBERS EXCUSED: Linda Queoff-Vice Chair and Ald. Jerry Wiezbiskie

OTHERS PRESENT: Bill Lockery, Paul Neumeyer, Brett Lange, Kyle Goffard, Travis Zimmerman, and Ald. Joe Moore

APPROVAL OF MINUTES:

Approval of the minutes from the January 12, 2015, Plan Commission meeting

A motion was made by T. Gilbert and seconded by H. Mueller to approve the minutes from the January 12, 2015, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. (ZP 15-01) Discussion and action on the request for a Conditional Use Permit (CUP) for a material recovery facility (minor) in a General Commercial (CI) District located at 1826 North Irwin Avenue, submitted by Brett Lange. (Ald. J. Moore, District 6)

P. Neumeyer stated this is a request for a Conditional Use Permit (CUP) for a material recovery facility (minor) located at 1826 N. Irwin Avenue. This is a small parcel and is located on North Irwin, with I43 just to the north. This is an area that has some commercial uses along Irwin Avenue, along with some light industrial uses to the east. The Comprehensive Plan recommends commercial uses and is currently zoned C1. This request differs from a material recovery major as this recovery facility would consist of domestic products found in the average home, such as TV's, computers, and small appliances. Images of the property were shown along with the proposed site plan. An operations plan has been submitted by the applicant for the exact usage of the building. Ald. J. Moore and adjacent property owners were notified of the request. Planning staff is recommending approval of the request with conditions detailed in the staff report.

M. Conard suspended the rules for public comments.

Brett Lange – 749 Laverne Drive: B. Lange gave a brief overview of what his intentions are with the property. He would like to operate a small recycling center on this property for home and office equipment. Any processing will be done inside the building. Once processed, items will be placed into dumpsters outside in a fenced in area. There will be no heavy equipment on site. This is a family owned business.

A question and answer ensued between the applicant and commissioners. S. Bremer asked if he is agreeable to the conditions staff is placing on the CUP. He stated that he was. He explained the aesthetics that would be completed within the first year. T. Duckett asked if there would be a security system installed due to all the metal and other items that will be stored and if he owns the building. B. Lange stated that yes there will be a security system, to include an 8 ft. fence, and that he was in the process of purchasing the building.

K. Goffard – 308 Fernando Drive: K. Goffard stated that he is the owner of a small recycling center and he was here if there were any questions regarding operating procedures.

M. Conard returned the meeting to regular order of business.

A motion was made by S. Bremer and seconded by T. Gilbert to approve the request for a Conditional Use Permit (CUP) for a material recovery facility (minor) in a General Commercial (C1) District located at 1826 North Irwin Avenue subject to:

1. Standards set forth in 13-1607(d).
2. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
3. The front façade of the building shall be improved to have a consistent durable exterior and complementary colors. Other street facing façades shall be improved to complement the other portions of the building which may include painting and/or durable siding.
4. Any necessary approvals by the Wisconsin Department of Natural Resources (WDNR) regarding the de-manufacturing and disassembly of product.
5. Compliance with flood-protection standards in Chapter 13-1300, Floodplain Overlay District.
6. The submitted operations plan.

Motion carried.

2. (TA 15-01) Discussion and action on the request to amend Chapter 13-800 to permit self-service storage units within the General Commercial (C1) District, submitted by Kurt Deneys. (Ald. R. Scannell, District 7)

P. Neumeyer stated that this is a request for a text amendment for self-service storage units in a C1 District. These units, also called mini warehouses, were permitted at one time in the commercial district. When the zoning code was updated in 2006 they were taken out and were only allowed in the Light Industrial (LI) District as a CUP and are permitted use in the General Industrial (GI) District. The catalyst for this request is from the property at 938 Velp Avenue. The front portion of the property is a retail business and the self-service storage units would occupy the northern portion of the building. These self-service storage units will not have their own door entrances and will share a common hallway(s) and a common main entrance door. The building will house six or seven units in the northern portion of the building. Planning staff developed standards to allow this particular use. Planning staff is recommending approval of this request subject to the conditions detailed in the staff report.

S. Bremer wanted clarification regarding condition #2 with the fact that no unit shall have an individual external entrance. P. Neumeyer stated that is correct.

T. Duckett asked if each individual unit will be locked or if they would remain unsecured. P. Neumeyer stated that each unit will be secured, but the owner would need to enter through a

secure common entrance and access their unit through a common hallway. There would be no access to their unit from the outside.

Ald. J. Moore stated he was there on behalf of Ald. R. Scannell. He stated that Ald. R. Scannell does support this request and both have worked with the applicant on both a professional and personal level. He stated the warehouse environment will be a controlled environment and only accessible during business hours when the building is open. This will eliminate excessive traffic and noise during the evening and night time hours.

M. Conard suspended the rules for public comments.

T. Zimmerman – 938 Velp Avenue: T. Zimmerman shared with Plan Commissioners the floor plan for the warehouse.

M. Conard returned to regular order of business.

A motion was made by T. Duckett and seconded by H. Mueller to approve the request to amend Chapter 13-800 to permit self-service storage units within the General Commercial (C1) District, subject to the following amendment to Chapter 13-814, Table 8-3, uses accessory to nonresidential uses, subject to:

Self-service storage units are considered an accessory use with the approval of a Conditional Use Permit (CUP) within the General Commercial (C1) District, subject to the following standards:

- A. No unit shall have an individual external entrance; instead, units shall share common entrance(s) and internal hallways.
- B. The self-service storage use shall not exceed 30 percent of the total floor area of a building.
- C. The approved site plan and building plan shall delineate the extent of the self-storage use.
- D. A principal permitted use shall be established prior to creation of a self-storage accessory use.

Motion carried.

OTHER:

Director's Update on Council Actions

B. Lockery informed the Plan Commission of the following items:

- The CUP for 2231 North Quincy Street was approved.
- The Grandview Place PUD was approved by City Council on an 8-4 vote. The PUD will go before the City Council again for a public hearing and final reading of the ordinance.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by T. Gilbert and seconded by S. Bremer to adjourn. Motion carried.

Meeting adjourned at 6:23 p.m.